

## 4 Bedroom House for Sale in Famagusta - Agia Napa

Reference ID: #SA29481Price details: €1,200,000 +VATIn the heart of Ayia Napa, only a short walk from the monastery square and even closer to the sea, this villa is situated. In a gated development that compromises only eight villas, while offering its owner the privileges of luxurious detached property in a central location. While making this your home, you can instantly alternate between the excitement of Ayia Napa and the quiet privacy of your own home. Step outside and you will find everything you need and enjoy within walking distance; from a sandy Blue Flag beach, to a variety of amenities for your every day needs, as well as different entertainment hot spots, during day and night....



Property Info		Plot / Area Info		Additional info	
Covered Area	209				
Covered Veranda	27			Reference Number	SA29481
Uncovered Veranda	120	Plot area	408	Property type	House
Total Number of Floors	2	Pool	Yes	Condition	<b>Brand New</b>
Furnishing	Furnished	Parking	Covered, Yes	Construction Year	2023
Energy Efficiency	N/A			Bathrooms	5+
Air Conditioning	All rooms, Yes				

Amenities Location

• Storage room

Location: Famagusta - Agia Napa
Region: Famagusta

Coordinates: **34.983970722599** / **33.999111216264** 



Price: €1 200 000 + VAT

VAT for this property is €107,426 or €228,000. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None		None
		Price per SOM	€5 742.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

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## **Price change history**

€1 200 000 on Oct 19, 2023 €1 250 000 on Mar 2, 2024 €1 200 000 on Mar 16, 2025

















